

2021/1366

Mr Gavin Doxey

12th Barnsley Monk Bretton Air Scout Group Scout Centre, Rotherham Road, Monk Bretton, Barnsley, S71 2LL

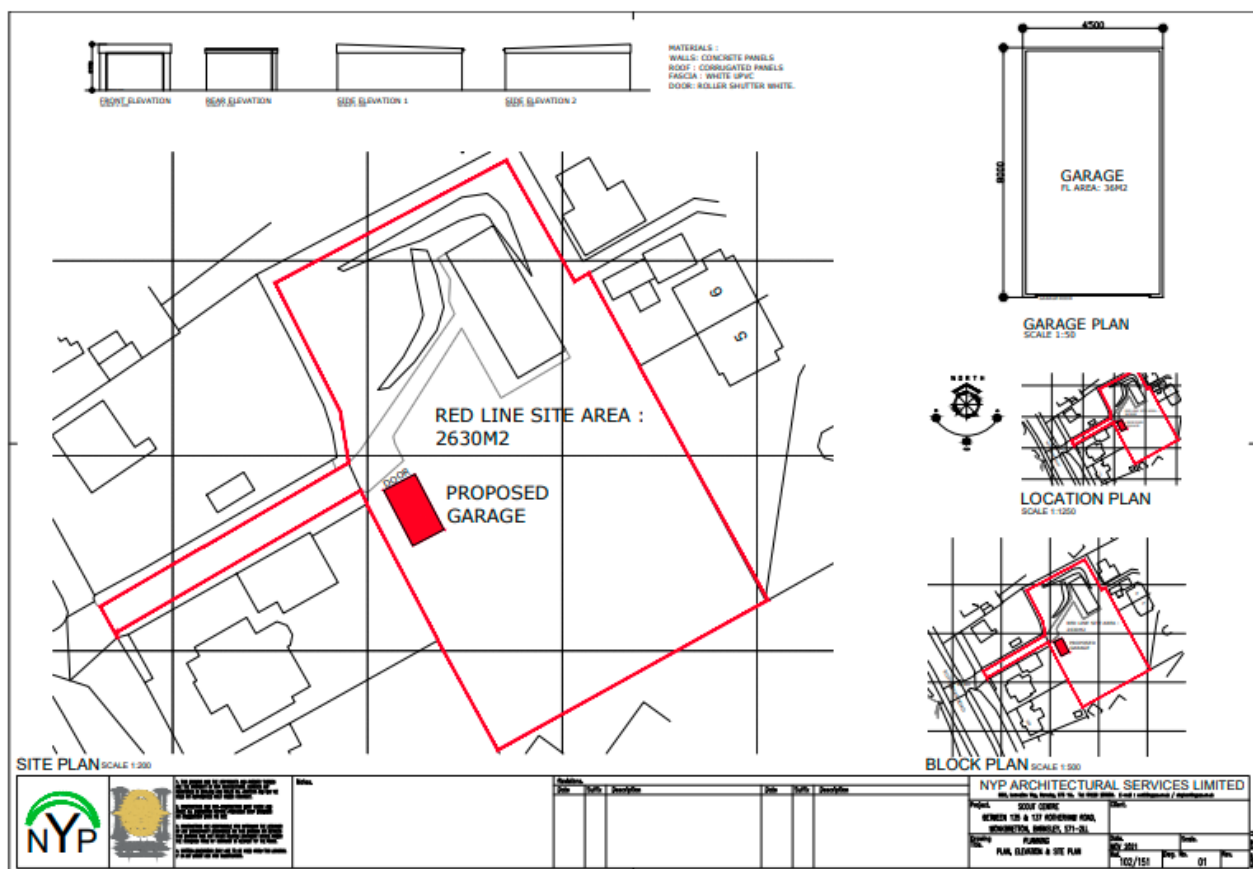
Erection of a garage for storage of box trailer

Site Description

The site is 12th Barnsley (Monk Bretton) Air Scout Group Scout Centre. It is accessed off Rotherham Road which is despite being the A633 is heavily residential in its street scene. The site is accessed from an access road leading off the A633 in between 135 and 137 Rotherham Road. The rest of the site consists of a playing field and the Scout Hut.

Proposed Development

The applicant is seeking approval for the erection of a detached garage. The garage will be located to the west of the site. The garage has a length of 8 meters and a width of 4.5 meters. The garage will feature a flat roof with a ridge height of 2.95 meters and an eaves height of 2.4 meters. The materials used will be concrete panels and corrugated roof panels.



Planning History

B/83/0843/BA – Renewal of permission for scout hut (Historic)

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other alterations. Although the site is not a dwelling the same principles apply. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Monk Bretton Ward Councillors were consulted and provided no response.

Representations

Neighbour notification letters were sent with a site notice also erected; no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions and alterations including garages are acceptable in principle provided that they remain subsidiary and are of a scale and design which is appropriate whilst not being detrimental to the amenity afforded to any neighbours. Additionally, proposals are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that *“detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road”*. The materials used are suitable for the use. The proposed garage is to be located to the west of the site adjacent the access road and it relates well to site. The ridge height is modest from the highest point of the ground level and maintains a balanced building in terms of the ratio of eaves to ridge heights. Given that garage is set back from the highway and not located within a highly prominent position within the street scene, it is not considered that the garage would have a significantly detrimental impact on the character of the street scene.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level”*, the proposed garage is in line with the above recommendation and therefore acceptable. The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The garage is to be located 2.85 meters away from the boundary with the neighbouring dwelling (135 Rotherham Road) and with the proposed total height being 2.95 meters this is not deemed to have a detrimental effect. The garage will be partially screened by the existing boundary wall.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions